



What is a home to us? It is more than simply walls, windows, bricks and mortar. It is a feeling — a sense of safety and comfort and peace. It is at once deeply familiar and wonderfully energizing. You know it the moment you enter it; it whispers with quiet certainty, “This is where you belong.”

Kingston&Co is an intimate,
elegant building, a gathering
point for friends and family, and
a place to put down roots.



TWO

THREE



FOUR

FIVE

Every home at Kingston&Co features outdoor space — either a balcony or terrace.

With deep terraces for entertaining and relaxing, and harvest planters for gardening, Kingston&Co is redefining the condominium experience.





EIGHT

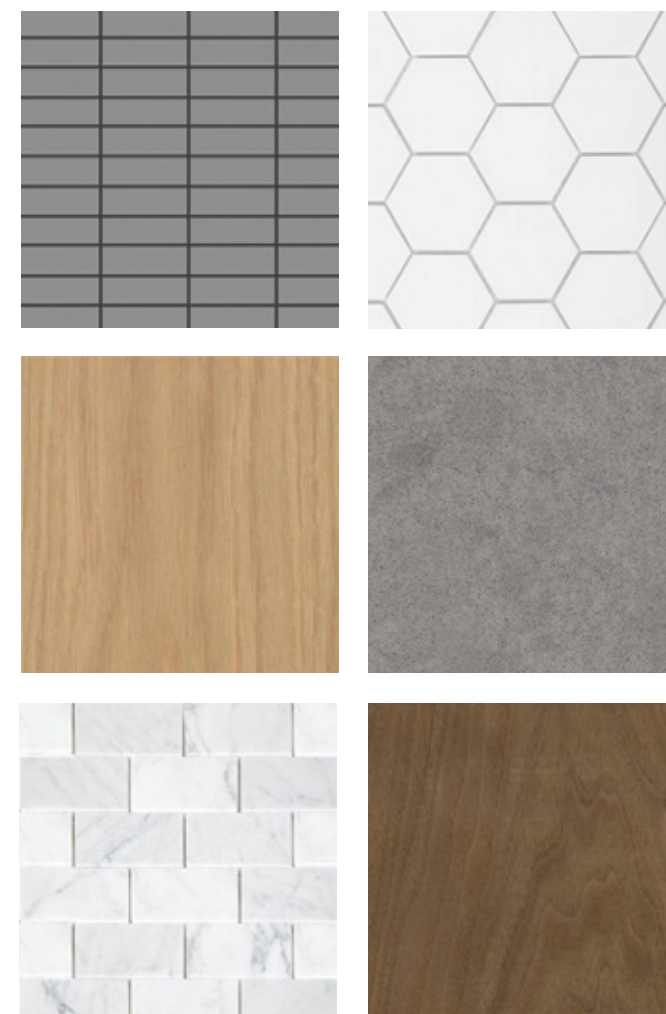


NINE

The finishes at Kingston&Co have been designed to accommodate both modern and traditional design sensibilities, while at the same time creating spaces that are timeless.

Kingston&Co has been designed around two important principles: first, that quality of space matters; and second, that light is essential to our feeling of wellbeing and comfort.





A selection of standard and upgrade finishes allows you to customize the bathroom to your own sense of comfort and home.



MAIN LOBBY

FOURTEEN



GYM & YOGA ROOM



AMENITY LOUNGE

FIFTEEN

Kingston&Co includes many of the amenities you'd expect to find in a luxury condominium. But we didn't stop there. We also added a car wash area, a workshop and tool room, and a rooftop community garden with outdoor dining spaces.

The unique rooftop terrace features private raised bed gardens and communal growing space for vegetables and herbs. You'll also find outdoor dining spaces and a BBQ area.



FEATURES & FINISHES

EIGHTEEN

STANDARD SUITES	ENGINEERED HARDWOOD FLOORING THROUGHOUT WITH OPTION OF CARPET IN BEDROOM	SUSTAINABILITY
	SMOOTH FINISH PAINTED 9' CEILINGS (WASHROOMS AND REQUIRED BULK-HEADS EXCLUDED)	
	BATHROOM, KITCHEN AND DRYER EXHAUST VENTED TO EXTERIOR	
	OPERABLE WINDOWS	
	CAPPED CEILING OUTLET OVER DINING AREA AND DENS	
	SOLID CORE ENTRY DOORS	
	PAINTED HOLLOW CORE INTERIOR SWING DOORS	
	SLIDING GLASS BEDROOM DOORS OR SWING DOORS AS PER PLAN	
	INDIVIDUALLY CONTROLLED HEATING AND AIR CONDITIONING SYSTEMS	
	SPRINKLERS AND SMOKE DETECTORS	
	BALCONIES OR TERRACES AS PER PLAN	
	ENERGY RECOVERY VENTILATORS (ERVS) WILL BE PROVIDED IN EACH SUITE TO REDUCE ENERGY DEMANDS AND ENHANCE INDOOR AIR QUALITY	
	HARVEST PLANTERS ON DEEP TERRACES AS PER PLAN	
ENERGY EFFICIENT APPLIANCES, E-STAR RATED WHERE APPLICABLE		
HIGH EFFICIENCY TOILETS		
LOW-FLOW SHOWER HEADS AND WATER CONSERVING FAUCETS		
WATER METERS IN EACH SUITE		
PROGRAMMABLE THERMOSTATS IN EVERY SUITE		
HIGH EFFICIENCY BUILDING ENVELOPE TO ENSURE LOW UTILITY COSTS & HIGH RESIDENT COMFORT		

NINETEEN

KITCHEN	MODERN OR TRADITIONAL OPEN CONCEPT KITCHENS	ELECTRICAL
	STONE COUNTERTOPS	
	STONE BACKSPLASH (COUNTERTOP RETURN)	
	STAINLESS STEEL, SINGLE BOWL KITCHEN SINK AS PER PLAN	
	STAINLESS STEEL WALL OVEN AND ELECTRIC COOKTOP, STAINLESS STEEL REFRIGERATOR / FREEZER, PANELED DISHWASHER, AND STAINLESS STEEL MICROWAVE	
	STAINLESS STEEL FINISH EXHAUST FAN INSERT OVER COOKTOP	
BATHROOMS	CEILING-MOUNTED TRACK LIGHT	LAUNDRY ROOM / STORAGE
	VANITY WITH STONE COUNTERTOP	
	MIRRORED MEDICINE CABINET	
	DROP-IN SOAKER 5' BATH TUB AS PER PLAN	
	WHITE PLUMBING FIXTURES	
	PORCELAIN FLOOR TILES	
	PORCELAIN WALL TILES FOR TUB-SURROUND	
	EXHAUST FAN VENTED TO EXTERIOR	
	PREWIRED FOR TELEPHONE, CABLE AND HIGH SPEED INTERNET	
TELEPHONE AND CABLE OUTLETS IN LIVING ROOM, BEDROOMS AND DENS		
FRONT LOADING STACKED WASHER AND DRYER		
PORCELAIN TILE FLOORING		
SHELVING AS PER PLAN		

Falling in love with a home has as much to do with
ONE how you feel about the physical space as with how END
you feel about the community in which it resides.

VILLAGE QUAIN & MODERN CHIC

As the primary route linking the settlements east of Toronto, Kingston Road was the first area of the Beach to be settled. That village vibe still exists today, making Kingston Road Village a city favourite for its lively mix of deep tradition and urban edge.

This Upper Beach enclave brims with specialty shops and boutiques, like Beach Sound Records, a vinyl collector's dream, Custom Antiques, and Ava's Appletree. Gourmet and artisanal food shops abound, from Courage Foods to The Art of Cheese to Fallingbrook Market and Café. For local flavour, look no further than the area's many coffee shops, such as Savoury Grounds, which roasts its own coffee on premise.

There is as much pleasure to be found beyond the street. The surrounding area is rich with breathtaking parks and ravines, while the Beach and its endless attractions are literally minutes away "down the hill."

Green spaces, amenities and TTC at your door; Kingston&Co has a wealth to offer, both inside and out.





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KINGSTON ROAD VILLAGE'S
LIVELY MIX OF BOHEMIAN
CHARM AND URBAN EDGE
MAKE THE NEIGHBOURHOOD
A FAVOURITE OF MANY.



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A FEW OF THE NEIGHBOURHOOD'S MANY GEMS

1. BEACHES BAKESHOP & CAFÉ

A tiny, delectable slice of Sweden that even has west-enders flocking east to get their hands on the homemade, hard-to-find Swedish treats like the Swedish Cinnamon Buns with cardamom and the Sara Bernards—almond macaroons dipped in chocolate. There are other reasons to visit: the warm and welcoming staff, delicious prepared foods and cozy atmosphere. The café is a hub of activity, with cooking classes and an annual Swedish Cinnamon Bun Day in early October.

2. THE GREAT ESCAPE BOOK STORE

Everything you hope a classic bookstore would be: every available space overflowing with wonderful finds, from new releases to classics to beautiful vintage editions. The owner's love of literature extends out into the community; author events and readings are a frequent occurrence.

4. MADHÜS CAFÉ

The new kid on the block, Madhüs has already attained the hipster status normally reserved for the city's west end. Vintage guitars adorn the walls, the space is airy and light, and the espressos and latte's are already vying for the spot of top coffees in the Village.

5. COBALT ART GALLERY

Annette Hansen's passion for ceramics and design is evident in this small, light-filled, charming gallery and studio. On the main floor, visitors can enjoy works by visiting artists, while the downstairs is reserved for pottery classes for all ages, from children to adults.

6. THE FEATHERS PUB

The Feathers has been a village institution since Ian Innes opened its doors in 1981. Its selection of single malt whiskeys is legendary. Many a night has been spent savoring their tasting menus, as the regulars will attest. The pub is a favourite weekend brunch spot with regulars and families.



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MAP DIRECTORY

Below are the names of the businesses listed on our map. These are just some of the many delightful boutiques, cafés, food shops and services you'll find in Kingston Road Village.

- 1 GLEN STEWART RAVINE**
Picturesque ravine and natural scenic area with dirt trails, wooden fences and bridges.
- 2 GLEN STEWART PARK**
Great walking area for kids and dogs, with a small, winding stream and a wealth of native trees.
- 3 BEACHES FITNESS**
Studio offering personal training and classes for all ages and types including new moms.

- 4 AVA'S APPLE TREE**
Boutique parenting shop with a focus on all things natural for babies.

- 5 COBALT GALLERY**
Pottery gallery and studio featuring exhibits by artists as well as classes.

- 6 CUSTOM ANTIQUES**
Vintage furniture store with an evolving collection.

- 7 BEACH SOUND RECORDS**
Record shop with everything from Elvis Presley to Public Enemy on vinyl.

- 8 BEACHES BAKESHOP & CAFÉ**
Bakery and café known for its home made Swedish treats.

- 9 MULLIN'S IRISH PUB**
Classic Irish corner pub with friendly wait staff and a great patio.

- 10 THE ART OF CHEESE**
Artisanal cheese shop with a wide selection of local and imported cheeses.

- 11 CLOSE TO THE BONE**
Butcher's shop that only sells meat from animals that have been treated humanely and that is hormone free.
- 12 NEO**
Funky and stylish women's clothing boutique with friendly service.
- 13 THE BEECH TREE PUB**
Gastro pub with an emphasis on high quality, locally sourced ingredients.
- 14 TRINITY GALLERY**
Delightful boutique featuring local artist's works, jewelry, scarfs and purses.
- 15 COURAGE FOODS**
Gourmet food market offering local unique products, fresh produce and home cooked prepared meals.
- 16 THREADS LIFESTYLE**
Outdoor, sports and travel gear for adults and families.

- 17 FEATHERS PUB**
Longstanding pub known for its collection of single malt whiskeys and its Sunday Brunch.
- 18 RANDALL'S**
Stationary shop selling everything from beautiful wrapping paper to cards to ribbons – an institution in the neighbourhood.
- 19 KINGSTON ROAD FLOWER MARKET**
Flower shop known for its beautiful gift baskets, wide selection and good value.

- 20 NAILS FOR THE FUTURE**
Beauty shop, nail salon and spa.
- 21 THE GREAT ESCAPE**
Classic bookstore with a wide selection of new and vintage finds.
- 22 THE LOOP**
Restaurant and bar known for its wings and expansive patio.
- 23 SAVOURY GROUNDS**
Coffee shop that roasts their own coffee on premise.
- 24 MADHÜS CAFÉ**
The newest coffee house in the neighbourhood with Friday night open mic.
- 25 THE CANINE HOUSE**
Pet hotel and day "spa" for your four-legged loved ones.
- 26 FLOWER CENTER**
Flower shop known for its exceptional variety and custom arrangements.
- 27 HEDDON'S HARDWARE**
Local, independent hardware shop.
- 28 METRO HOUND**
Pet store with do-it-yourself dog washing facilities.
- 29 CUT N' RUN**
Family run old-school barbershop with an urban edge.
- 30 NO BULL BURGERS**
Gourmet burgers made using fresh certified organic beef.

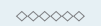
- 31 KINGSTON ROAD ANIMAL HOSPITAL**
Well-known and loved animal hospital.
- 32 LOVING NATURE NATURAL FOODS**
Longstanding health food store with a wide selection of natural and organic products and supplements.
- 33 SCARBORO MUSIC CO**
One of the leading music stores and teaching schools in Toronto, offering a wide range of musical instruments, sheet music and instrument repairs.
- 34 FRED'S SPORTS**
A neighbourhood institution known for its selection and service – yes, there really is a Fred.
- 35 CUSTOM DOOR & LOCK SERVICE**
Known for their fast, courteous service and reliability.
- 36 OMEGA FITNESS**
Full service sports medicine clinic with a holistic approach that combines personal training with health and wellness care.
- 37 STRAWBERRY FIELDS SPA & WELLNESS CENTRE**
Small, personable health & wellness centre.
- 38 BETTER BEGINNINGS NURSERY SCHOOL**
Childcare centre with programs for children from 4 – 12 years of age.

- 39 FALLINGBROOK MARKET & CAFÉ**
A local gem - part café, part gourmet food shop and part grocery store.
- 40 BLANTYRE PARK**
Large park with a baseball diamond, outdoor pool and playground.
- 41 BIRCHCLIFF VILLAGE FARMER'S MARKET**
Featuring farm fresh produce, meat, cheese, bread, baked goods, and crafts from local artisans (June – Oct).
- 42 ROSETTA MCCLEAN GARDENS**
Beautifully manicured gardens perched on the Bluffs with a bird's eye panorama of Lake Ontario.
- 43 THE TORONTO HUNT CLUB**
Established private club with its own golf course and view of the lake.
- 44 RC HARRIS FILTRATION PLANT**
A renowned Art Deco gem and historic Toronto landmark built in 1941 and still in use today.
- 45 START OF QUEEN STREET EAST SHOPPING & RESTAURANTS**
(Kingswood to Woodbine Ave)
- 46 OFF LEASH DOG PARK**
- 47 BEACH AND BOARDWALK BEGINS**
Three kilometres long. It ends at the Leslie Street Spit, a bird sanctuary and bike riding and hiking destination.
- 48 BALMY BEACH PARK**
- 49 FOX THEATRE**
The oldest continuously operated theatre in North America.



Streetcars and buses for easy access to downtown and other parts of the city. Main routes within 2 minutes walk: 502 and 503. Within 10 minutes walk: 501 and Victoria Park subway station.

DISTANCES FROM KINGSTON & CO



PARKS

- Blantyre Park**
2 min. walk east
- Glen Stewart Ravine**
12 min. walk west
- Rosetta McClean Gardens**
10 min. bike ride / 5 min. by car
- Taylor Creek Park**
15 min. by bike
- Scarborough Bluffs and Bluffer's Park**
9 min. by car / 25 min. by bike
- Toronto Hunt Club**
1 min. by car



FARMER'S MARKETS

- Birch Cliff Village Farmer's Market**
17 min. walk / 2 min. by car
- East Lynn Farmer's Market (Danforth & Woodbine)**
6 min. by car



THE BEACHES

- Beaches Boardwalk & Kew-Balmy Beach**
12 min. walk
- Balmy Beach Canoe Club**
20 min. walk / 6 min. bike ride



CINEMAS

- Fox Theatre**
17 min. walk / 3 min. by car
- Beaches Alliance Atlantis Cinema (Woodbine & Queen)**
8 min. by car




SITES

- RC Harris Filtration Plant**
10 min. walk

KINGSTON&CO
1100 KINGSTON ROAD
KINGSTON ROAD VILLAGE

PRESENTATION CENTRE
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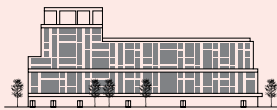
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Shaping
Beautiful
Cities


MAIN